

NO 10 RIVERCHAPEL DRIVE, RIVERCHAPEL WOOD, RIVERCHAPEL, GOREY,  
CO. WEXFORD—Y25FK52



Ref: P3582

BER C2

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# APPEALING 3 BEDROOM SEMI-DETACHED PROPERTY IN A COASTAL LOCATION

## For Sale By Private Treaty



### LOCATION:

No. 10 is located in a popular development in Riverchapel, a fantastic coastal location and just a short walk from the seaside resort of Courtown. There are many local amenities within walking distance of Riverchapel Wood which include shops, a primary school, churches, pubs, restaurants and hairdressers. Gorey town, with all its amenities, is located just 6km away and the M11 is 4km away making Dublin less than an hour's drive.

### DESCRIPTION:

Constructed in 2004, this property is brought to the market in good condition throughout, it extends to c. 100m<sup>2</sup> with double glazed windows and doors. Just new to the market, this fine property represents excellent value and is priced for immediate sale.

Accommodation comprises of:



|                      |             |   |
|----------------------|-------------|---|
| Entrance Hall:       | 5.1m x 1.8m | Tiled floor, stairwell  |
| Sitting Room:        | 4.0m x 5.0m | Carpet, open fire, bay window   |
| Kitchen/Dining Room: | 5.4m x 3.6m | Tiled floor, fridge freezer, electric hob & oven, eye & waist level units, washing machine, dishwasher, tiled splashback, sliding doors to rear |
| W.c.:                | 1.3m x 1.5m | Tiled floor, w.c., w.h.b.   |
| Landing:             | 3.2m x 2.0m | Carpet, hot-press   |
| Master Bedroom:      | 3.6m x 4.1m | Carpet, fitted wardrobes  |
| Ensuite:             | 1.5m x 1.7m | Marley floor, w.h.b., w.c., electric shower, extractor fan  |
| Bedroom 2:           | 3.8m x 3.2m | Carpet, fitted wardrobes  |
| Bedroom 3:           | 2.9m x 2.2m | Carpet, fitted wardrobes  |
| Bathroom:            | 2.5m x 1.8m | Marley floor, w.c., w.h.b., shower over bath, tiled splashback & tiled bath surround  |





### **OUTSIDE:**

A concrete driveway lies to the front of the property providing parking for one car along with a small fenced lawn area. A gated side entrance leads to the rear of the property with a large enclosed lawn and garden shed. Extra parking spaces and a green area are located to the front of the property.

### **SERVICES AND FEATURES:**

Oil Fire Central Heating  
Double Glazing  
Mains Water  
Mains Sewage  
Built: 2004  
Extends to: c. 100m<sup>2</sup>  
Large Enclosed Rear Garden



### **BER DETAILS:**

BER C2  
BER No. 111879839  
Energy Performance Indicator: 181.13kWh/m<sup>2</sup>/yr



### **DIRECTIONS:**

From Gorey take the Courtown Road (R742). Before entering Courtown, turn right for Riverchapel onto the Red Row Road. At Star of the Sea Church, take 2nd exit off the roundabout entering Riverchapel Wood. On entering the development take the 2nd road on the left hand side and then the 1st road on the left hand side. The Drive is the 3rd exit on the left hand side and No. 10 is on the left hand side with a **QUINN PROPERTY** signboard.

**A.M.V. €165,000**



# QUINN PROPERTY

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*THIS PROPERTY WOULD MAKE AN IDEAL STARTER/FAMILY HOME OR  
A GREAT INVESTMENT OPPORTUNITY*  
Viewing By Appointment Only

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